

A G R E E M E N T

THIS AGREEMENT entered into this 25th day of April, 1994, by and between the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, hereinafter referred to as "County", and AMOS F. ALMAND, JR., c/o Almand-Davis Builders, Inc., 2977 Park Square Place, Fernandina Beach, FL 32034, hereinafter referred to as "Almand".

WHEREAS, the Board of County Commissioners adopted Ordinance 87-17, as amended; and

WHEREAS, Ordinance 87-17, as amended, provides, pursuant to Section 7, credit against transportation impact fees; and

WHEREAS, Almand is developing a seventy-five (75) lot subdivision on the north side of Simmons Road to be known as "Egans Landing Subdivision"; and

WHEREAS, the County Engineer has recommended transportation impact fee credits; and

WHEREAS, the County has reviewed the County Engineer's recommendations and approved said recommendations.

NOW, THEREFORE, FOR and IN CONSIDERATION of ten and no/100 dollars (\$10.00) and other mutually agreed upon consideration, the parties agree as follows:

1. Almand shall dedicate additional right-of-way for the realignment of Simmons Road and shall engineer and permit the realignment of the roadway and construct the roadway. Said dedication, engineering, permitting, and construction shall be subject to the approval of the County based upon the recommendation

of the County Engineer.

2. The estimated cost for the items referenced in Paragraph 1 is approximately \$98,527.57, and \$46,500.00 of that estimate is for Almand's site development costs for which there shall be no impact fee credit. The actual or certified costs for site development shall be documented and provided to the County engineer for his review and approval. The County Engineer shall advise the Board of County Commissioners as to the exact amount that is site-related.

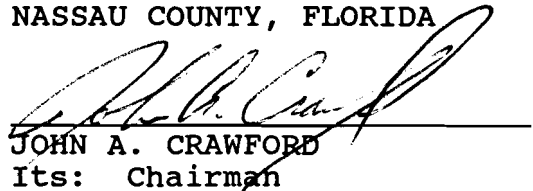
3. The actual certified costs for the impact fee credit is to be provided to the County Engineer for his review and approval. The County Engineer shall make a recommendation as to the impact fee credit amount to the Board of County Commissioners.

4. Almand shall receive a transportation impact fee credit for the balance of the site development costs and the total costs for the items referenced in Paragraph 1.

5. A credit account shall be established by the County engineer whereby the Developer shall receive a credit as each building permit is pulled and the records of the credit account shall reflect said credits.

6. The term of this Agreement is for five (5) years commencing from the date of the joint execution of this Agreement.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



JOHN A. CRAWFORD  
Its: Chairman

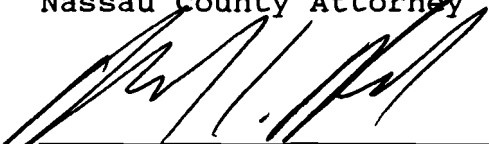
(Signatures continue on next page)

ATTEST:



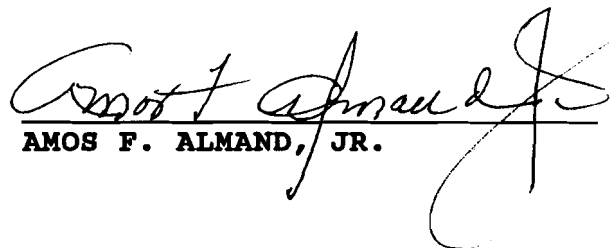
T. J. GREESON  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney



MICHAEL S. MULLIN

"ALMAND"



AMOS F. ALMAND, JR.

18/b:almand.agm

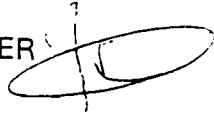


# Nassau County Engineer

2290 STATE ROAD 200  
FERNANDINA BEACH, FL 32034-3056

## MEMORANDUM

TO: JIMMY L. HIGGINBOTHAM, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY

FROM: JACK J. D'AMATO, PE, CONTRACTUAL ENGINEER 

DATE: MARCH 7, 1995

RE: REQUESTED RECOMMENDATION ON EGAN'S LANDING SUBDIVISION  
IMPACT FEE CREDIT AGREEMENT AMOUNT

The Engineering Department is in receipt of all documentation which supports the design / construction costs of said improvements as defined in the agreement dated April 25, 1994, between the Board of County Commissioners of Nassau County and Amos F. Almand, Jr.

Breakdown for total costs:

Engineering . . . . .	\$4,500.00
Land . . . . .	\$6,413.57
Construction . . . . .	\$84,614.00
Additional Striping / Overlay . . . . .	<u>\$3,000.00</u>
Total Costs	\$98,527.57
Less Maximum Development Costs . . . . .	<u>(\$46,500.00)</u>
IMPACT FEE CREDIT AMOUNT	\$52,027.57

Impact fee credit amount will be credited as per said agreement.

*Approved*  
*3-13-95*

Upon the request and recommendation of the County Attorney, County Commissioners as to the exact amount that is site related. review and approval. The County Engineer shall advise the Board of shall be documented and provided to the County Engineer for his fee credit. The actual or certified costs for site development Almand's site development costs for which there shall be no impact is approximately \$98,527.57, and \$46,500 of that estimate is for upon the recommendation of the County Engineer. The estimated cost construction shall be subject to the approval of the county based roadway. Said dedication, engineering, permitting, and and permit the realignment of the roadway and construct the right of way for the realignment of Simmons Road and shall engineer transportation impact fee credits. Almand shall dedicate additional Board and Amos F. Almand, Jr., C/O Almand-Davis Builders, regarding The County Attorney presented a proposed agreement between the

the matter until the next regular meeting of May 9, 1994. proper financial action forms were not submitted. The Board tabled addressed by normal funding. The Clerk informed the Board that the fields develop which is over and above the growth that can be improvements will service additional new growth as the recreational Ordinance and from appropriate State of Florida definitions. The from the definitions contained in Nassau County's Impact Fee Goodbread Road. This road meets the definition of a minor collector developed and improved which will increase the volume of traffic on Primary School. The Yulee Recreational Center ballfields are being the Nassau County School Board Maintenance Facility, and the Yulee recreational areas and ballfields, Yulee Volunteer Fire Station, and services the Yulee Recreational Center and adjacent length. It functions as a minor collector for adjacent development located north of SR 200/A1A and is approximately 0.3 miles in

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4-25-94

Commissioner Higginbotham, District 1, made motion approving and instructing the Chairman to sign the Agreement between the Board of Builders, Inc. as described by the County Attorney and instructed the Chairman to sign same. Motion seconded by Commissioner Higginbotham, District 5, and voted unanimously.

The County Attorney informed the Board that he had sent a

memorandum to the Board members regarding public records and stated that he would recommend that the Board conduct a workshop with their department heads to address records and stated that each department head is responsible for the record keeping within their respective departments. Commissioner Branam stated that he had no problem with this request. The Zoning Director informed the Board

that Ms. Susan Abels, Office Manager, assisted Ms. Rausch in her records search last week for the story that appeared in the paper. The Zoning Director stated that the cross reference file for the "W" file was missing and this was reported to Ms. Rausch prior to her records search. The Board inquired of the Zoning Director what

the "W" file was. The Zoning Director explained that the "W" file is a file with the pink slips with alphabetical cross referencing and is used as an extra means to cross reference information. The Zoning Director also stated that a computer printout with alphabetical listing was printed out and was available. Ms. Abels

stated that all building inspection cards were provided to Ms. Rausch which had the building permit number indicated at the top and stated that these numbers could be used to go back to the original files which are in numeric order by permit number. Ms. Abels stated that no original files were missing and are in order

at the Five Points Office. The Chairman requested

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County Engineer stated that this is a seventy five lot subdivision located on the north side of Simmons Road between Egan's Creek and South Fletcher Avenue within the City of Fernandina Beach. Simmons Road is a county maintained road with a severe reverse curve between Egan's Creek and South Fletcher. As a part of the development, the developer has agreed to dedicate additional right of way, engineer and permit the roadway, and construct the roadway for the re-alignment of Simmons Road in the area in return for transportation impact fee credits. The County Engineer stated that this request appears to meet the requirements for transportation impact fee credits to be given and stated that the method in which the credits would be given would be the final construction cost would be computed and the developer at the time he applies for a building permit would be given a credit and he would not pay the transportation impact fee until such time as the total cost was realized. After consideration of same, Commissioner Higginbotham, District 1, made motion to approve the recommendation of the County Engineer for approval of transportation impact fee credits with an agreement to be drawn up with the following conditions: 1. The developer will be responsible in the maximum amount of \$46,500 for site development costs based on the final certified construction costs. The remainder of the construction, land, and engineering costs will be credited to the developer as transportation impact fee credits. 2. The agreement will run for five years. Motion seconded by Commissioner Branan and voted unanimously.

Upon the request of the County Engineer, the County Attorney presented to the Board a resolution regarding the proposed boat ramp at the Shave Bridge and read same aloud to the Board.